



To Whom It May Concern,

I am writing to formally object to the planning application proposing the change of use of 102 Redwood Drive, Huddersfield, from a residential dwelling to a commercial children's home. My objections are based on legal, environmental, social, and safety concerns, as outlined below:

1. Breach of Legally Binding Covenant

The property is subject to a restrictive covenant prohibiting its use for commercial purposes. While planning permission and covenants are legally distinct, approving this application would encourage a breach of private law, undermining protections that preserve the residential nature of the estate. Neighbours, including myself, retain the right to enforce this covenant.

2. Loss of Residential Character,

the Woodland Glade Estate/Redwood Drive is a quiet, family-oriented residential area. Introducing a commercial care facility would disrupt the established character and set a precedent for further non-residential developments, eroding community cohesion.

3. Noise, Disturbance, and Anti-Social Behaviour

Privately run children's homes have been associated with increased police activity, noise, and anti-social behaviour, including loitering and drug-related incidents. The applicant has already advertised the property online as a children's home, potentially attracting individuals who pose safeguarding risks. This is particularly concerning given the proximity of young children in the area.

4. Traffic and Parking Hazards

The property has limited parking capacity. Staff, visitors, and emergency services will rely on street parking, obstructing access for residents and service vehicles. The estate has a single access route, meaning all traffic to the proposed home would pass every residence on Redwood Drive, increasing congestion and safety risks.

5. Planning Precedent and Public Confidence

Approving this application would undermine public trust in the planning system and provoke neighbour disputes. It also contradicts the council's duty to maintain the integrity of residential zones and protect community wellbeing.

6. Safety and Security Concerns

The proposed home lacks appropriate security infrastructure (e.g., gates, surveillance), which is standard in other care settings. The absence of such measures raises concerns about safeguarding both residents and neighbours.

7. Impact on Local Businesses and Amenities

The property is adjacent to a café and business park, which may suffer reputational damage due to increased disturbances and police presence. This could deter customers and negatively affect local commerce.

Conclusion

This proposal is incompatible with the residential nature of Woodland Glade/Redwood Drive and poses significant risks to community safety, cohesion, and wellbeing. I urge the council to refuse this application in the strongest terms.